175.0	0004	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	586,200 /	586,200
					USE VALUE:	586,200 /	586,200
					ASSESSED:	586,200 /	586,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRADFORD PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	20 LAWSON ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	BRADFORD PROPERTIES LLC -
Owner 2:	-
Street 1:	20 LAWSON ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Clapboard Exterior and 864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6900.000	147,300		438,900	586,200
Total Card	0.158	147,300		438,900	586,200
Total Parcel	0.158	147,300		438,900	586,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 678.47 | /Parcel: 678.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117233

GIS Ref

GIS Ref

Insp Date 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0001.A

!13645!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	147,300	0	6,900.	438,900	586,200	586,200	Year End Roll	12/18/2019
2019	101	FV	134,300	0	6,900.	432,600	566,900	566,900	Year End Roll	1/3/2019
2018	101	FV	134,300	0	6,900.	332,300	466,600	466,600	Year End Roll	12/20/2017
2017	101	FV	134,300	0	6,900.	313,500	447,800	447,800	Year End Roll	1/3/2017
2016	101	FV	134,300	0	6,900.	288,400	422,700	422,700	Year End	1/4/2016
2015	101	FV	133,700	0	6,900.	269,600	403,300	403,300	Year End Roll	12/11/2014
2014	101	FV	133,700	0	6,900.	248,300	382,000	382,000	Year End Roll	12/16/2013
2013	101	FV	133,700	0	6,900.	248,300	382,000	382,000		12/13/2012

PRINT

Date	Time
12/11/20	03:34:17

LAST REV

Date	Time
09/07/18	08:27:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13645

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADFORD PROPER	40757-230		9/4/2003	Family	1	No	No		
OKEEFE RICHARD	1263-77		1/16/2003	Family	1	No	No		
MORASH MARGARET	1262-166		12/31/2002	Family	117,500	No	No		
	572-152		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	117233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2004	1096	Manual	7,210					re-shingle

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Meas/Inspect	372	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.91	6									438,902						438,900	

Total AC/HA: 0.15840 | Total SF/SM: 6900 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,902 | Spl Credit | Total: 438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	213510
Depreciation:	66188
Depreciated Total:	147322

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

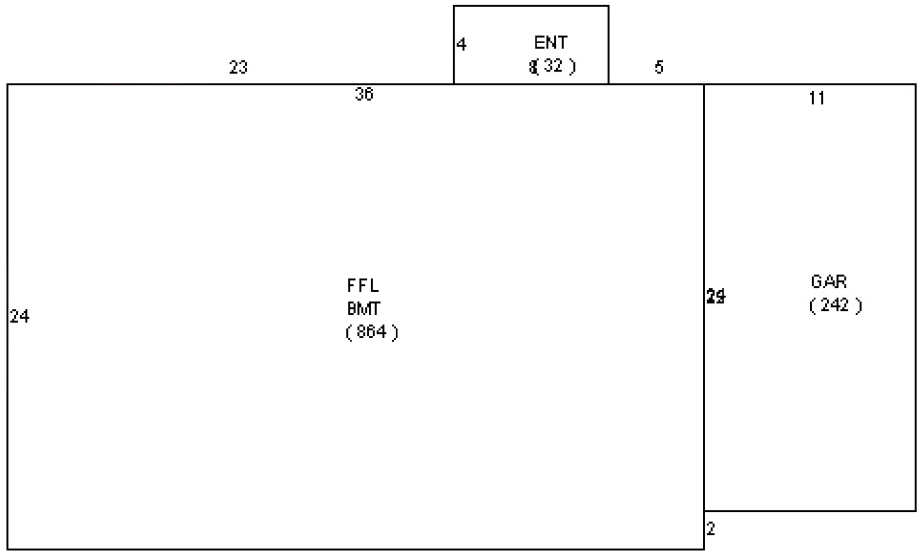
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	73.58
Final Total:	147300	Val/Su SzAd	170.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	38.470	33,239
FFL	First Floor	864	128.240	110,797
GAR	Garage	242	25.330	6,129
ENT	ENTRY	32	26.400	845

Net Sketched Area:	2,002	Total:	151,010
Size Ad	864	Gross Are	2002	FinArea	864
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	